



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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September 8, 2004

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Agenda No. 101
06/15/04

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: VESTING TENTATIVE TRACT MAP NUMBER 53235
FIFTH SUPERVISORIAL DISTRICT / THREE VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced subdivision which proposes to subdivide the subject property into two lots. One lot is a multi-family residential lot for the development of 65 new townhouse condominiums and one is an open space lot. Each lot encompasses approximately 6.6 acres in the Chatsworth Zoned District. At the conclusion of the hearing, your Board indicated its intent to approve the subdivision and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

OFFICE OF THE COUNTY COUNSEL

By *Tracy Swann for*

PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:

Raymond G. Fortner, Jr.
RAYMOND G. FORTNER, JR.
Chief Deputy County Counsel

PJG:di
Enclosures
HOA.253955.1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NUMBER 53235**

1. The Los Angeles County Board of Supervisors ("Board") conducted a duly noticed public hearing on this proposed Vesting Tentative Tract Map No. 53235 on June 15, 2004. The Los Angeles County Regional Planning Commission ("Commission") conducted its duly noticed public hearing on November 20, 2002, March 19, 2003, June 18, 2003, and September 17, 2003. This case was heard concurrently with Conditional Use Permit Case No. 00-188-(5), Oak Tree Permit Case No. 00-188-(5), Zone Change Case No. 00-188-(5), and General Plan Amendment Case No. 00-188-(5).
2. Vesting Tentative Tract Map No. 53235 ("Tentative Map") is a proposal to subdivide the subject property into two lots. One lot is a multi-family residential lot for the development of 65 new townhouse condominiums and one is an open space lot. Each lot encompasses approximately 6.6 acres.
3. The subject property is located north of the 118 Freeway (Simi Valley Freeway) at 11400 Poema Place near the northerly terminus of Topanga Canyon Boulevard in the Chatsworth Zoned District.
4. Access to the site is provided by Poema Place via Topanga Canyon Boulevard.
5. The subject property is 13.28 acres in size and is rectangularly shaped with level to moderately sloping hilly terrain. The site is currently vacant and was previously graded for a church project that was not completed.
6. Property north of the project site is vacant. Two-story, multi-family residences are adjacent to the site on the west. The single-family residences of the Twin Lakes community are located to the east. Immediately to the east of the site is a proposed 375 unit single-family residential project approved by the Board on August 10, 2004. To the south, within the City of Los Angeles, are a mobile-home park, single-family residences, open space, and highway commercial uses.
7. The project site is currently zoned A-1-1 (Light Agricultural, one acre minimum lot area). The zoning was established by Ordinance No. 7505, which became effective on May 15, 1959. Concurrent with this approval, however, the Board has approved Zone Change Case No. 00-188-(5), a request to change the zoning of the subject property to RPD-5,000-6U (Residential Planned Development ("RPD") Zone-5,000 square feet

minimum lot area-6 dwelling units per acre). The RPD zone designation will ensure that development occurring after the property has been re-zoned will conform to plans submitted by the applicant through the conditional use permit approval process.

8. Surrounding zoning is A-1-1 (Light Agricultural, one acre minimum lot area) and R-1-6,000 (single-family residential-6,000 square feet minimum lot area) to the north and east and RPD-10,000-4U (Residential Planned Development-10,000 square feet minimum lot area-4 dwelling units per acre) to the west. Property to the south is located within the City of Los Angeles.
9. The proposed design of the project is authorized by Section 22.20.460 of the Los Angeles County Code ("County Code"), which provides that property in the RPD zone may be used for a planned residential development, including attached condominium residences, which will afford the same or lesser density of population or intensity of use than is specified in the zone, provided a conditional use permit is first obtained. The project density of 65 dwelling units is consistent with the proposed RPD 5,000-6U zone, which would allow a maximum of 79 dwelling units on the subject property.
10. The property is depicted within the Non-Urban land use classification on the Countywide General Plan Land Use Policy Map. Concurrent with this approval, however, the Board approved General Plan Amendment Case No. 00-188-(5) changing the subject property's land use designation to Low Density Residential. This amendment is based, in part, on consideration of the location of the property adjacent to the 118 Freeway and Topanga Canyon Boulevard and the scale of multi-family and single-family residential development in the area. The Low Density Residential land use classification permits residential densities ranging from one to six dwelling units per acre, which would allow a maximum of 79 dwelling units on the site. The project density of 65 dwelling units is consistent with this land use classification.
11. Approval of Vesting Tentative Tract Map No. 53235 will not become effective unless and until the Board has approved the proposed General Plan Amendment and adopted an ordinance effecting the change of zone, and such ordinance has become effective.
12. Conditional Use Permit Case No. 00-188-(5) is a related request to authorize a planned residential development of 65 new townhouse condominiums on the project site within a hillside management area and in compliance with the requirements of the proposed RPD-5,000-6U zone pursuant to Sections 22.20.460 and 22.56.215 of the County Code. A

planned residential development promotes well-planned projects with an integrated design and residential amenities beyond those expected under conventional development to reduce development impacts in hillside areas and to preserve natural scenic areas. A conditional use permit for development in a hillside management area protects the resources in hillside areas from incompatible development which may result in or have the potential for environmental degradation and/or destruction of life and property, and ensures to the extent possible that development maintains and, where possible, enhances the natural topography, resources, and amenities of the hillside management area while allowing for the limited controlled development therein.

13. Oak Tree Permit Case No. 00-188-(5) is a related request to authorize the removal of one oak tree.
14. The Commission conducted several public hearings and received oral and written testimony regarding the proposed development. Correspondence was received from surrounding neighbors and interested parties concerned about traffic impacts, loss of natural open space, safety issues, impacts on schools, lack of county services in the area, the need to maintain the existing rural lifestyle of Chatsworth, the need for a connecting trail system, and the concern that the proposed density would be inconsistent with the density of the surrounding community.
15. During the public hearings, the Commission heard staff's presentations, the applicant's presentations, and testimony from concerned neighbors. Much of the public testimony reiterated comments received in written correspondence but stressed the need for reduced density, adequate trails, and traffic mitigation.
16. In response to community concerns, the Commission directed the applicant to redesign the project to reduce the proposed density and address the comments raised during the public hearing.
17. The applicant revised the project in order to reduce the number of residential units from 159 to 65 condominiums, reduce the quantity of grading, and eliminate the need to export earthen material. The project also provides improved trail linkages to allow trail access to the upland areas of Devil Canyon.
18. The project minimizes grading by locating the development primarily in the previously disturbed portions of the site. Grading is balanced on-site and limited to approximately 43,000 cubic yards. The revised project eliminates the need to export soil, thus reducing the potential impact of construction traffic.

19. The project's location, size, design, and operating characteristics have given consideration to harmony in scale, bulk, coverage, and density; the availability of public utilities, services, and facilities; the generation of traffic and the capacity and physical character of the surrounding streets; and the suitability of the site for the type and intensity of use or development which is proposed.
20. After considering the evidence presented, the Commission approved Vesting Tentative Tract Map No. 53235 on March 10, 2004.
21. Five residents of Chatsworth and surrounding areas testified at the Board's duly noticed hearing and raised four key concerns: loss of trail system connectivity and accessibility; traffic congestion as a result of development; replacement of oak trees; and the consistency of the proposed zoning with surrounding areas. Specifically, three residents speaking on trail issues were concerned with proper building and maintenance of the regional trail system and requested implementation of a temporary trail during development, the planting of shade trees consistent with the existing trail, that parking be made available to access the trail, and that it be open to the public. The two residents speaking on traffic issues were concerned that an already congested area would be made worse as a result of the adjacent Deer Lake Ranch project and would then be overloaded by the proposed project. One resident concerned with the removal of one oak tree on the property requested that a condition be made requiring replacement of oak trees without the option of an in-lieu fee, and that a monitoring program be implemented to ensure proper care. Lastly, the one resident raising an issue about the proposed zone change was concerned that the density of the proposed project is much greater than that of the surrounding single-family homes and condominiums.
22. Construction of the project will include infrastructure improvements to service the project and the surrounding community. The design of the subdivision and the type of improvements proposed will not cause serious public health problems since sewage disposal, storm water drainage, fire protection, and geologic and soil factors are addressed in the Conditions of Approval.
23. Access to the subject property will be adequate for the development and for the deployment of fire fighting and other emergency service vehicles.
24. The site is physically suitable for the type of development and density being proposed since the developed portion of the property is relatively level and has an adequate building site to be developed in accordance

with the County grading ordinance, has access to a County-maintained street, will be served by sanitary sewers, will be provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs, and will have flood hazards and geological hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.

25. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The project preserves and enhances sensitive habitat, and includes significant open space and trail and recreational components. The subject property is not located in a Significant Ecological Area. The developed area of the site will predominately encompass the previously graded and disturbed portions of the property.
26. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein, since the size of the development pad is sufficient to permit orientation of the majority of structures in an east-west alignment for southern exposure or to take advantage of shade or prevailing breezes.
27. The division and development of the property in the manner set forth on the Tentative Map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within the Tentative Map since the design and development as set forth in the conditions of the project and on the Tentative Map provide adequate protection for any such rights-of-way and easements.
28. The proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir as those terms are used in Article 3.5 of the Subdivision Map Act (section 66410, et seq., of the California Government Code).
29. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code.
30. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the Countywide General Plan as amended by proposed General Plan Amendment Case No. 00-188-(5).

31. The Tentative Map has been submitted as a "Vesting" Tentative Tract Map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
32. An Initial Study and an Environmental Impact Report ("EIR") have been prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles ("County CEQA Guidelines"). The Initial Study concluded that there was substantial evidence that the project may have potentially significant impacts on the environment in the following areas: education, biota, noise, fire protection, traffic/access, visual qualities, and libraries. The Initial Study determined that an EIR would be required.
33. The EIR prepared for this project concluded that no significant effects which cannot be avoided or mitigated have been identified. All potentially significant environmental impacts including education, biota, noise, fire protection, traffic/access, visual qualities, and libraries can be mitigated to less than significant level through implementation of the mitigation measures identified in the EIR. The Final Environmental Impact Report ("FEIR") consists of the Draft EIR dated August 2002, the Technical Appendices to the Draft EIR dated August 2002, and the FEIR, including responses to comments, dated January 2004.
34. A Mitigation Monitoring Program consistent with the conclusions and recommendations of the FEIR has been prepared. The Mitigation Monitoring Program identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project on the environment is ensured.
35. The mitigation measures set forth in the FEIR for the project are incorporated into the conditions of approval for Vesting Tentative Tract Map No. 53235. The conditions of approval require compliance with the applicable mitigation measures in accordance with the Mitigation Monitoring Program.
36. The Board has reviewed and considered the information contained in the FEIR. The Board finds that the FEIR has been completed in compliance with CEQA, and the State and County CEQA Guidelines, and that the document reflects the independent judgment and analysis of the Board, and determines that all significant adverse effects of the project have been reduced to an acceptable level as described in the Environmental Findings of Fact for the project, which are on file at the Department of Regional Planning. Those findings are incorporated herein by reference. The Board also adopts the Mitigation Monitoring Program.

37. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that it has reviewed and considered the information contained in the FEIR; certifies that the FEIR has been completed in compliance with CEQA, the State CEQA Guidelines, and County CEQA Guidelines, and reflects the independent judgment and analysis of the Board as to the environmental consequences of the project and determines that the significant adverse effects of the project have been reduced to an acceptable level, as described in the project Environmental Findings of Fact, which findings are incorporated herein by reference.
2. Approves and adopts the Mitigation Monitoring Program for the proposed project incorporated in the FEIR, and pursuant to section 21081.6 of the Public Resources Code, the Board finds that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation.
3. Approves Vesting Tentative Tract Map No. 53235, subject to the attached conditions, including recommendations of the Los Angeles County Subdivision Committee, and further subject to approval by the Board of General Plan Amendment Case No. 00-188-(5), and Zone Change Case No. 00-188-(5).

CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NUMBER 53235

1. Conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code (Subdivision and Zoning Ordinances) including the requirements of the RPD-5,000-6U zone, and the requirements of Conditional Use Permit Case No. 00-188-(5) and Oak Tree Permit Case No. 00-188-(5).
2. Recordation of the final map is contingent upon approval by the Los Angeles County Board of Supervisors ("Board") of General Plan Amendment Case No. 00-188-(5) and effectuation of an ordinance changing the zoning on the subject property from A-1-1 to RPD-5,000-6U pursuant to Zone Change Case No. 00-188-(5).
3. The mitigation measures set forth in the Final Environmental Impact Report for the project are incorporated herein by this reference and made conditions of Vesting Tentative Tract Map No. 53235 ("Tentative Map"), and the subdivider shall comply with all applicable mitigation measures in accordance with the attached Mitigation Monitoring Program. Concurrent with or prior to the recordation of the final map, record a covenant with the County of Los Angeles ("County") agreeing to comply with the required mitigation measures and submit a copy to the Los Angeles County Department of Regional Planning ("Department") for approval. As a means of ensuring the effectiveness of the mitigation measures the subdivider shall submit mitigation monitoring reports to the Department as frequently as may be required by the Director of the Department ("Director") but in no case later than the recordation of the final map. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
4. Prior to the recordation of the final map, submit evidence that the terms and conditions of Conditional Use Permit Case No. 00-188-(5) and Oak Tree Permit Case No. 00-188-(5) have been recorded in the office of the Los Angeles County Recorder.
5. Show Poema Place and Topanga Canyon Boulevard as dedicated streets on the final map.
6. Permission is granted to adjust lot lines to the satisfaction of the Department.

7. Dedicate to the County on the final map the right to restrict vehicular access on Poema Place and Topanga Canyon Boulevard as required by and to the satisfaction of the Department and the Los Angeles County Department of Public Works ("Department of Public Works").
8. The driveway access to Poema Place, as shown on the Tentative Map, is approved. The use of the "alternate driveway and street improvements design" as shown is approved, provided the subdivider can acquire the necessary offsite right-of-way or easements to construct the required roadway improvements and driveway access to the satisfaction of the Department and the Department of Public Works. Prior to recordation, the subdivider or his/her successor in interest must make additional effort to acquire the necessary offsite right-of-way or easements to the satisfaction of the Department and the Department of Public Works.
9. Submit a copy of the project Covenants, Conditions, and Restrictions ("CC&Rs") and any road or maintenance agreements for the project to the Department for review and approval.
10. Construct or bond with the Department of Public Works for the construction of driveway paving in widths as shown on the approved exhibit map marked Exhibit A to the satisfaction of the Department and the Los Angeles County Fire Department ("Fire Department").
11. Label all common driveways as "Private Driveway-Fire Lane" on the final map.
12. Post all common driveways with signs stating "No Parking-Fire Lane" and provide for continuous posting and enforcement of this restriction in the CC&Rs or in a maintenance agreement.
13. Submit a letter to the Department agreeing to provide an adequate lighting system along all walkways to be constructed within the common areas to the satisfaction of the Department.
14. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting systems along all walkways, to the satisfaction of the Department.
15. This Tentative Map is approved as one multi-family residential lot consisting of 65 new townhouse condominiums, whereby the owners of the units of air space will hold an undivided interest in the common areas in which the necessary access and utility easements for the units will be

provided and in one open space lot. Place a note or notes on the final map to this effect to the satisfaction of the Department and the Department of Public Works.

16. A gated entry is permitted at the location depicted on the Tentative Map subject to the stacking, turnaround, width, and design requirements of the Fire Department and the Department of Public Works.
17. Prior to final map recordation dedicate to the County on the final map the right to prohibit construction of all structures on the open space lot ("Lot 2") with the exception of recreational structures as may be approved by the Department.
18. Prior to final map recordation construct and dedicate a 12-foot wide trail easement through Lot 2 that connects to the regional trail network in coordination with the trail system in the adjoining Deer Lake Ranch project to the County to the satisfaction of the Los Angeles County Department of Parks and Recreation ("Department of Parks and Recreation"). Submit evidence of satisfaction of this condition to the Director.
19. Construct and dedicate to the County a trail which connects to the proposed trail within the easterly adjoining property (Deer Lake Ranch) at the easterly boundary of the subject property or to an alternate point along the easterly boundary, to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director.
20. Permission is granted to create additional open space lots to the satisfaction of the Department.
21. Dedicate Lot 2 to an appropriate public agency to the satisfaction of the Director concurrent with the recordation of the final map.
22. Number all open space lots on the final map and provide access, a minimum of 15-feet in width, to each open space lot to the satisfaction of the Department.
23. Construct or bond with the Department of Public Works for the construction of offsite paving of the driveway access to Poema Place, for a minimum width of 28-feet, to the satisfaction of the Department and the Fire Department.
24. Plant at least one tree of a non-invasive species within the front yard of Lot 1. The location and the species of said tree shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director and the Los Angeles

County Forester and Fire Warden, and a bond shall be posted with the Department of Public Works, or other verification shall be submitted to the satisfaction of the Department to ensure the planting of the required tree(s).

25. Provide slope planting and an irrigation system in accordance with the County Grading Ordinance. Include conditions in the CC&Rs which would require continued maintenance of the planted slopes.
26. Three copies of a landscape plan, which may be incorporated into a revised site plan, shall be submitted to and approved by the Director as required by Conditional Use Permit Case No. 00-188-(5).
27. Within five days of the Tentative Map approval date, the subdivider shall remit processing fees (currently \$875) payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code and section 711.4 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested, or operative until the fee is paid.
28. This subdivision is a major land division and must be filed as a final tract map. No waiver is allowed.
29. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tract map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of section 66499.37 of the Government Code or any other applicable limitation period. The County shall notify the subdivider of any claim, action, or proceeding and the County shall cooperate in the defense.
30. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall, within ten days of the filing, pay the Department an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the Department's cooperation in the defense, including but not limited to: depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of litigation; and
- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider in accordance with Section 2.170.010 of the Los Angeles County Code.

31. Within 30 days of approval of the Tentative Map, as provided in the Mitigation Monitoring Program, the subdivider shall deposit the sum of \$3,000 with the Department to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the Mitigation Monitoring Program.

Except as expressly modified herein above, this approval is subject to all those conditions set forth in the attached Mitigation Monitoring Program and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Department of Public Works, Fire Department, Department of Parks and Recreation, and Department of Health Services.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate right of way or provide easement a minimum of 58 feet from the southerly right of way line of Poema Place to the satisfaction of Public Works.
2. Close any unused driveway with standard curb, gutter, and sidewalk on Poema Place.
3. Repair any broken or damaged curb, gutter, sidewalk, and pavement on Poema Place abutting this subdivision.
4. Locate the entry gate or key pad (if one is provided) a minimum of 50 feet beyond the proposed right of way of Poema Place and construct the gated entrance with a minimum of 32 feet radius for turnaround to the satisfaction of Public Works.
5. Provide intersection sight distance commensurate with a design speed of 40 mph plus grade factor (500 feet) on Poema Place from the proposed private drive and fire lane (westerly direction). Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
6. All line of sight easements shall be depicted on landscaping and grading plans.
7. Off-site improvements are required. It shall be the sole responsibility of the subdivider to acquire the necessary right of way or easement.
8. Remove the existing parkway improvements on the north side and construct curb, gutter, base, pavement, parkway, and sidewalk for widening on Poema Place and including the off-site portions fronting and to the west of the property to join the existing 40 feet curb to curb roadway width to the satisfaction of Public Works to provide 6 feet of parkway on the south side (adjacent to the freeway right of way), 40 feet curb to curb roadway width, and 5 feet of sidewalk on the north side (including the off-site portion west of the Tract 53235) as shown on the tentative map as the alternate street cross section improvements design. The total parkway width on the north side of Poema Place west of Tract 53235 may be reduced to accommodate the roadway widening to 40 feet curb to curb to the satisfaction of Public Works.
9. Construct off-site and on-site transition improvements (curb, gutter, base, pavement, parkway and sidewalk) on both sides of Poema Place in the vicinity of the easterly property line to the satisfaction of Public Works.

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10. If retaining walls are needed along the property frontage on Poema Place, they shall be located a minimum of 58 feet from the southerly right of way line of Poema Place to the satisfaction of Public Works. The walls shall not impede any required line of sight on Poema Place from the entry driveway. If retaining walls are also needed on the driveway, their locations shall also not impede any required line of sight on Poema Place.
11. The use of the following improvement design is approved, if the subdivider cannot acquire the necessary off-site right of way or off-site easements to construct the required roadway improvements and driveway access as call out in Item 8 above. However, if the owner and/or subdivider changes prior to final map approval, additional effort must be made to acquire the necessary offsite right of way or offsite easement to the satisfaction of Public Works.
 - a. Remove and reconstruct existing curb, gutter, base, pavement, parkway, and sidewalk on both sides of Poema Place along the property frontage to provide 3 feet of concrete parkway on the south side (adjacent to the freeway right of way), 34 feet curb to curb roadway width, and 5 feet of sidewalk on the north side within the existing 42 feet of road right of way to the satisfaction of Public Works. Street trees are not required on Poema Place.
 - b. Construct off-site and on-site transition improvements (curb, gutter, base, pavement, parkway and sidewalk) on both sides of Poema Place in the vicinity of the easterly and westerly property lines to the satisfaction of Public Works.
 - c. Construct a slough wall on a location to the satisfaction of Public Works when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.
12. Plant street trees along the property frontage on Poema Place.
13. Construct drainage improvements (and parkway drains, if needed) and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
14. Provide transition improvements on Topanga Canyon Boulevard to the satisfaction of Caltrans and Public Works.
15. Prepare signing and striping plan on Topanga Canyon Boulevard and on Poema Place to the satisfaction of Caltrans and Public Works.

The following reports consisting of 14 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

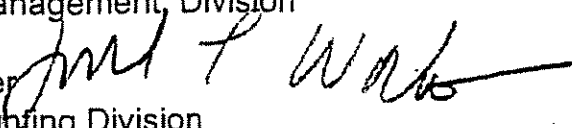
1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Quitclaim or relocate easements running through proposed structures.
11. Show open space note and dedicate residential construction rights over the open space lots.
12. Delineate proof of access on the private driveway and fire lane over the existing County of Los Angeles trail easement to Poema Place on the final map to the satisfaction of Public Works.
13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
16. Provide addressing information in Microsoft Excel format to the satisfaction of Public Works.

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October 30, 2002

TO: Rod Kubomoto
Watershed Management Division

FROM: John T. Walker 
Traffic and Lighting Division

**TOPANGA CONDOMINIUM PROJECT
ADMINISTRATIVE DRAFT ENVIRONMENTAL IMPACT REPORT (AUGUST 2002)
TRAFFIC IMPACT STUDY (JULY 25, 2002)
TENTATIVE TRACT NO. 53235
CHATSWORTH AREA**

As requested, we have reviewed the above-mentioned documents. The above-mentioned documents have been submitted to address our previous comments provided in our memos dated August 2, 2001, and May 21, 2002.

The 13.28-acre site for the proposed Project is located northwest of Topanga Canyon Boulevard at Poema Place near the Chatsworth area in the County of Los Angeles. The proposed Project consists of the development of 159 residential condominiums. The condominium units will be constructed in five separate structures with one recreational building and 358 on-site parking spaces. Poema Place will provide direct vehicular access to the Project site. Based on the trip generation rates for condominium/town homes provided in the County of Los Angeles Traffic Impact Analysis Report Guidelines (copy attached), the Project, at its build out in the Year 2004, is estimated to generate approximately 1,272 vehicle trips per day with 86 and 116 vehicle trips during the a.m. and p.m. peak hours, respectively.

We agree with the study that the traffic generated by the Project alone will significantly impact the following County and County/State of California Department of Transportation (Caltrans) intersections. We require the following mitigation measures be the sole responsibility of the Project. The developer of this Project should work with the developer of the adjacent property (Tentative Tract No. 53138) to complete the improvements. The Project's pro-rata share is 27 percent. The issuance of any building permit for the Project shall be withheld until these mitigation measures are in place.

Topanga Canyon Boulevard at Mayan Drive/Poema Place

East Approach: One left-turn lane and one shared through/left-turn lane (add one left-turn lane).

South Approach: One left-turn lane and one exclusive right-turn lane (convert shared left-/right-turn lane to a left-turn lane and add one exclusive right-turn lane).

West Approach: One shared through/right-turn lane and one exclusive right-turn lane (add exclusive right-turn lane).

Install traffic signals. Traffic signals at this intersection shall be interconnected with the traffic signals at the intersection of Topanga Canyon Road at SR-118 westbound ramps to the satisfaction of Caltrans and Public Works.

Topanga Canyon Boulevard at SR-118 Westbound Ramps

North Approach: Two through lanes and one exclusive right-turn lane (add exclusive right-turn lane).

East Approach: Two left-turn lanes and one shared through/right-turn lane (add second left-turn lane and convert shared left-/through/right-turn lane to shared through/right-turn lane).

Modify traffic signals. Traffic signals at this intersection shall be interconnected with the traffic signals at the intersection of Topanga Canyon Road at Mayan Drive/Poema Place to the satisfaction of Caltrans and Public Works.

Detailed striping plan along with signal installation/modification plans shall be prepared and submitted to Caltrans and Public Works for review and approval.

Based on the Project trip generation and distribution and the current poor level of service at the following intersections, we require the traffic study be expanded to include these intersections in the City of Los Angeles for Project impacts and mitigation measures:

- Topanga Canyon Road at Santa Susana Pass Road
- Topanga Canyon Road at Chatsworth Street
- Topanga Canyon Road at Devonshire Street

Rod Kubomoto
October 30, 2002
Page 3

The potential traffic impact on SR-118 must be considered. The applicant shall consult with Caltrans to determine the California Environmental Quality Act (CEQA) levels of significance with regard to traffic impacts on Caltrans' freeway facilities. This consultation shall also include a determination of Caltrans requirements for the study of traffic impacts to its facilities and the mitigation of any such impacts. Written comments on the impact of the Project shall be obtained from Caltrans and forwarded to Public Works and the Department of Regional Planning for review.

We require the City of Los Angeles review this document to determine the potential CEQA levels of significant with regard to traffic impacts within its jurisdiction. Documentation of consultation with the City shall be prepared and submitted to Public Works and the Department of Regional Planning.

If you have any questions, please contact Nickolas VanGunst of our Traffic Studies Section at Extension 4768.

NV:cn
T-4/EIR02247

Attach.

cc: T. M. Alexander
Land Development (Witler, Wong)



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT NO. 53235

REVISED TENTATIVE MAP DATED 11/17/03

DRAINAGE CONDITIONS

- ☒ Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
 - ☒ A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study shall be approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
 - ☒ A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010 of the Subdivision Ordinance.
 - ☒ Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 08/11/03 to the satisfaction of Public Works.
- =====

GRADING CONDITIONS:

- ☒ A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.
- ☒ A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Name _____

TIMOTHY CHEN

Date 12/23/03 Phone (626) 458-4921

**County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925**

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT 53235
SUBDIVIDER American Church Trust Company
ENGINEER B & E Engineers
GEOLOGIST Mactec (70131-0-0301)
SOILS ENGINEER Mactec (70131-0-0301)

TENTATIVE MAP DATED 11/17/03 (revised)
LOCATION Chatsworth
REPORT DATE 7/16/03, 10/06/02, 1/12/01
REPORT DATE 7/16/03, 10/06/02, 1/12/01

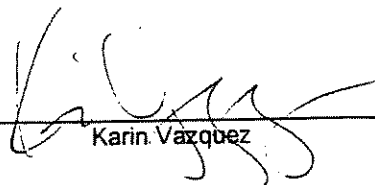
X] TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- ☒ The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____
- ☒ The Soils Engineering review dated 12/1/03 is attached.

X] TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 2 Subdivision Code.
- ☒ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ A geology and/or soils engineering report may be required prior to approval of building or grading plans.
- ☒ Geotechnical Recordation Map verification deposit estimate 6 hours.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____

Prepared by


Karin Vazquez

Reviewed by



Date December 1, 2003

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave.
Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 9.1
Job No. LX001129
Sheet 1 of 1

Tentative Tract Map 53235
Location 11400 Poema Place, Chatsworth
Developer/Owner American Church Trust Company
Engineer/Architect B & E Engineers
Soils Engineer LawGibb Group (P.N. 70131-0-0301)
Geologist Same as above

Review of:

Tentative Tract Map Dated By Regional Planning 11/17/03 (Rev.)
Soils Engineering and Geologic Reports Dated 7/16/03, 10/6/02, and 1/12/01
Previous review sheet dated 7/22/03

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At grading plan review stage, submit an update soils report/letter, which addresses and evaluates current site conditions and the most recent plans. Also provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to concrete and ferrous materials. The tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity).



Prepared by _____ Date 12/1/03
Gan Lem

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
3. The subdivider shall determine from the Las Virgenes Municipal Water District where the connection to the trunk sewer system and disposal facilities of the District shall be made, and shall meet the requirements of the Water District for the use of the sewerage facilities. Acceptance by the District must be assured in writing.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.
5. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Prepared by Massoud Esfahani
Reviewed by Henry Wong *HW*
MSW

Phone (626) 458-4921

Date 12-29-2003

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Off-site improvements are tentatively required.
4. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. All line of sight easements must be depicted on the landscape and irrigation plans.
7. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Prepared by Massoud Esfahani
Reviewed by Henry Wong *HW*
MSW

Phone (626) 458-4921

Date 12-29-2003



CITY OF LOS ANGELES



RP

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. 53235 Tentative Map Date November 17, 2003

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 3 public fire hydrant(s). Upgrade / Verify existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: _____
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: The required fire flow may be reduced during the architectural plan review process with the local fire prevention office.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date January 27, 2004

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 53235 Map Date November 17, 2003

C.U.P. 00-188 Vicinity Malibu 266

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the submitted tentative map is adequate. Provide 5' of walking access around perimeter of proposed structures.

By Inspector: Janna Masi Date January 27, 2004

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 53235 DRP Map Date: 11/17/2003 SCM Date: 12/29/2003 Report Date: 12/24/2003
Park Planning Area # 34 OAT MOUNTAIN Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.41
IN-LIEU FEES:	\$55,760

Conditions of the map approval:

The park obligation for this development will be met by:


The payment of \$55,760 in-lieu fees.

Trails:

See also attached Trail Report. SANTA SUSANA PASS TRAIL

Contact Patrocenia T. Sobrepeña, Acting Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Tonda Lay, Trail Coordinator at (213) 351-5135.

By: 
James Barber, Advanced Planning Section Head

Supv D 5th
December 29, 2003 07:52:46
OMBC21.FRX



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # 53235

DRP Map Date: 11/17/2003

SMC Date: 12/29/2003

Report Date: 12/24/2003

Park Planning Area # 34

OAT MOUNTAIN

Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{AFMV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 1990 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

AFMV/Acre = Average Fair Market Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

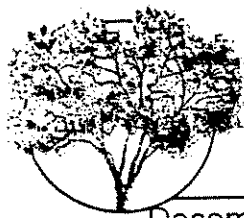
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.68	0.0030	0	0.00
M.F. < 5 Units	2.04	0.0030	0	0.00
M.F. >= 5 Units	2.10	0.0030	65	0.41
Mobile Units	1.86	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.41

Park Planning Area = 34 OAT MOUNTAIN

Goal	Acre Obligation	AFMV / Acre	In-Lieu Base Fee
@(0.0030)	0.41	\$136,000	\$55,760

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	AFMV / Acre	In-Lieu Fee Due
0.41	0.00	0.00	0.41	\$136,000	\$55,760



COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"



December 29, 2003

Tim Gallagher, Director

NOTICE OF TRAIL REQUIREMENT FOR REVISION TRACT MAP

Map #: TR - 53235

Date on Map: November 17, 2003

Provide a 20 foot easement for the Santa Susana Pass Trail to the satisfaction of the Department of Parks and Recreation's Standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements must have been shown on the Tentative Tract or Tentative Parcel Map. all information pertaining to trail requirements must be shown on the Tentative Tract Map.

- X TRAIL OK AS SHOWN.
- X CALL-OUTS MUST READ PROPOSED LOS ANGELES COUNTY RIDING AND HIKING TRAIL ON FINAL MAP.
- X TRAILS MUST REMAIN OPEN AND CONTIGUOUS THROUGHOUT CONSTRUCTION.
- X ALL TRAILS PROPOSED TO CONNECT TO ADJOINING PROPERTIES, IF SAID PROPERTIES REMAIN UNDEVELOPED, MUST BE REALIGNED WITHIN TRACT #53235.

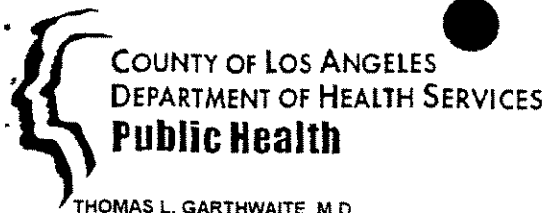
Dedications and the exact following language must be shown for trail dedications on the first phase of final map.

Title Page: We hereby dedicate to the County of Los Angeles a variable width easement for Riding and Hiking purposes for the Riding and Hiking purposes for the Santa Susana Pass Trail.

For any questions concerning trail alignment or other trail requirements, please contact Tonda Lay at (213) 351-5135.

Tonda Lay, Trails Coordinator

trailrpt53235-03b.lwp



THOMAS L. GARTHWAITE, M.D.
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 • FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS
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December 3, 2003

Tract Map No. 53235

Vicinity: Chatsworth/Los Angeles

Vesting Tentative Map Date: November 17, 2003 (5th Revision)

The Los Angeles County Department of Health Services' approval for **Vesting Tentative Tract Map 53235** is contingent upon the following conditions:

1. Potable water will be supplied by the **Las Virgenes Municipal Water District**, a public water system, which guarantees water connection and service to all lots.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facility as proposed.

If you have any questions or need additional information, please contact Becky Valenti at (626) 430-5380.

Respectfully,

Patrick Nejadian, Chief E.H.S.
Mountain and Rural/Water, Sewage, and Subdivision Program

MITIGATION MONITORING PROGRAM FOR PROJECT 00-188

INTRODUCTION

The Mitigation Monitoring Program describes the procedures the applicant and others will use to implement the mitigation measures adopted in connection with the approval of the proposed project and the methods of monitoring such actions. A Monitoring Program is necessary only for impacts which would be significant if not mitigated. The following consists of a monitoring program table noting the responsible agency for mitigation monitoring, the schedule and a list of all project-related mitigation measures.

PURPOSE

The Mitigation Monitoring Program (MMP) has been prepared in conformance with Section 21081.6 of the California Environmental Quality Act. It is the intent of this program to: (1) verify satisfaction of the required mitigation measures of the EIR; (2) provide a methodology to document implementation; (3) provide a record of the Monitoring Program; (4) identify monitoring responsibility; (5) establish administrative procedures for the clearance of mitigation measures; (6) establish the frequency and duration of monitoring; and (7) utilize existing review processes wherever feasible.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1. Monitoring Agency	2. Monitoring Agency	3. Monitoring Phase
4.1 VISUAL QUALITIES					
4.1-1 Earth tone colors shall be used on all exterior facades of all structures.	Applicant (Project Architect)	Building Plan Check Field Verification	1. LACDRP 2. LACDRP 3. Prior to Occupancy		
4.1-2 Landscaping with non-invasive species shall be provided along the southern perimeter of the site to reduce exposure of the structures. Landscape plan to be submitted to DRP for review and approval prior to issuance of grading permit.	Applicant (Project Landscape Architect)	Grading Plan Check Field Verification	1. LACDRP 2. LACDRP 3. Prior to Building		
4.1-3 All exterior surfaces of the project shall be of non-reflective materials.	Applicant (Project Architect)	Building Plan Check Field Verification	1. LACDRP 2. LACDRP 3. Prior to Occupancy		
4.1-4 No pole-mounted night lighting shall be permitted along the southern perimeter of the project site to reduce or eliminate any impact associated with nighttime illumination.	Applicant (Project Architect)	Building Plan Check Field Verification	1. LACDRP 2. LACDRP 3. Prior to Occupancy		

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency	Status
4.1 VISUAL QUALITIES (continued)			1. Monitoring Agency 2. Monitoring Agency 3. Monitoring Phase	
4.1-5 No pole-mounted lights shall occur within 30 feet of the northern development perimeter of the site. Within 50 feet of the northern perimeter of the site all lighting shall be downcast luminaries with light shielding to the north. This would limit or eliminate the adverse effect of nighttime light on wildlife present north of the development envelope.	Applicant (Project Architect)	Building Plan Check Field Verification	1. LACDRP 2. LACDRP 3. Prior to Occupancy	
4.1-6 Excluding Caltrans rights-of-way, landscaping should be placed along the parkway between Poema Place and SR-118 to reduce visual impacts along the southern margin of the project site. Landscape plan to be submitted to DRP for review and approval prior to issuance of grading permit.	Applicant (Project Landscape Architect)	Grading Plan Check Field Verification	1. LACDRP 2. LACDRP 3. Prior to Building	

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1. Monitoring Agency	2. Monitoring Agency	3. Monitoring Phase
4.2 BIOTA					
4.2-1 The project applicant shall implement a mitigation plan to maintain a viable population of Santa Susana tarplant, equal to or greater than the present population, on the project site or an approved off-site location. In maintaining a viable population, the mitigation plan must provide for a self-sustaining, genetically diverse population that flowers and produces viable seeds over a period of years. The plan shall include provisions to eliminate from the area fountain grass (<i>Pennisetum setaceum</i>) a non-native competitor for Santa Susana tarplant habitat. The plan shall be developed in conjunction with the Santa Monica Mountains Conservancy and approved by the CDFG. A copy of the Mitigation Plan is incorporated as Appendix A. The applicant shall implement the CDFG approved Mitigation and Monitoring Plan (CDFG MMP) for impacts to Santa Susana tarplant.	Applicant (County Approved Biological Monitor)	Grading Plan Check Field Verification	1. LACDRP, CDFG 2. LACDRP, CDFG 3. Prior to Grading		
4.2-2 Night lighting within 100 feet of natural habitat areas (coastal sage scrub) shall be directed onto the property and away from the habitat area. Lighting along the northern and eastern perimeters shall be downcast luminaries with light patterns directed away from natural areas, and shall be coordinated with the lighting engineer and the environmental and biological resource construction monitor.	Applicant (County Approved Biological Monitor)	Building Plan Check Field Verification	1. LACDRP 2. LACDRP 3. Prior to Occupancy		

Project 00-188 Mitigation Monitoring and Reporting Program

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.2	BIOTA (continued)				
4.2-3	A landscape design plan shall be prepared by a qualified biologist for review and approval by the County of Los Angeles.	Applicant (Project Landscape Architect)	Grading Plan Check Field Verification	1. LACDRP 2. LACDRP 3. Prior to Grading	
4.2-4	A list of acceptable plants species shall be developed for landscaped areas within the project site. Such list shall specify those non-native plants that are potentially invasive. These species shall be prohibited. This plant list shall be provided to the developer, the homeowners association, and residents in the project prior to the execution of lease agreements. Planting guidelines shall be reviewed by the biological resource monitor prior to the approval of building plans.	Applicant (Project Landscape Architect)	Grading Plan Check Field Verification	1. LACDRP 2. LACDRP 3. Prior to Grading	
4.2-5	Prior to any earthmoving activities during the breeding and nesting season, the applicant shall have a field survey conducted by a qualified biologist to determine if active nests of special-status birds (including raptors) are present in or within 300 feet of the grading zone. This survey shall be conducted no earlier than 20 days and no later than 5 days prior to the removal of any wildlife habitat during the nesting/breeding season of native bird species potentially nesting on the site (February 1 through August 1). Reports shall be provided to the biological monitor.	Applicant (County Approved Biological Monitor)	Grading Plan Check Field Verification	1. LACDRP 2. LACDRP 3. Prior to Grading	
4.2-6	Signs shall be placed along any recreational trails planned or proposed outside the development envelope to inform users of the proximity of any sensitive habitat areas. Signs will list rules and regulations for trail use designed to protect natural biological resources. Rules shall include, but not be limited to, the following: no access to off-trail areas; no excessively loud voices or other noise disturbances; no harassment of wildlife; no domestic pets; no "taking" of plants and animals; and strict adherence to the trail boundary. Other than maintenance equipment, motorized vehicles shall be prohibited.	Applicant (County Approved Biological Monitor)	Building Plan Check Field Verification	1. LACDRP 2. LACDRP 3. Prior to Building	

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency Monitoring Agency Monitoring Phase			Status
4.2	BIOTA (continued)						
4.2-7	Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that mitigation measures are properly implemented and impacts to biological resources (inclusive of special-status plants and coastal sage scrub) are avoided or minimized. The biological monitor shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. Should the biological monitor find that project grading or construction has the potential to adversely impact special status biological resources, grading operations shall cease, and all appropriate local, state, or federal agency protocols shall be completed prior to the resumption of grading operations.	Applicant (County Approved Biological Monitor)	Grading Plan Check Field Verification	1. LACDRP 2. LACDRP 3. Prior to Grading			

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency Monitoring Agency Monitoring Phase	Status
4.3	TRAFFIC/ACCESS				
4.3-1	SR-118 W/B Ramps & Topanga Canyon Boulevard - The project shall have improved this intersection through the installation of an exclusive right-turn only lane on southbound Topanga Canyon Boulevard, and the addition of a second left-turn lane and conversion of the existing shared left-turn/through/right-turn lane to a shared through/right-turn lane for the SR-118 off-ramp. The existing traffic signal equipment will be modified as necessary to implement the recommended mitigation measure. This will provide a final lane configuration of two through lanes and one right-turn only lane for southbound Topanga Canyon Boulevard, and two left-turn lanes and one shared through/right-turn lane for the westbound SR-118 off-ramp. No changes are necessary for the northbound approach of Topanga Canyon Boulevard.	Applicant (Traffic Engineer)	Building Plan Check	1. LACDPW, Traffic and Lighting Division 2. LACDPW, Traffic and Lighting Division 3. Prior to Occupancy	
4.3-2	Topanga Canyon Boulevard and Mayan Drive/Poema Place - The project improved the westbound approach of the intersection to provide one left-turn lane and one shared through/left-turn lane. The northbound approach should be modified to provide one left-turn lane and one exclusive right-turn only lane, and the eastbound approach should be improved to provide one shared through/right-turn lane and one exclusive right-turn only lane. Additionally, a new traffic signal shall be installed at this intersection.	Applicant (Traffic Engineer)	Building Plan Check	1. LACDPW, Traffic and Lighting Division 2. LACDPW, Traffic and Lighting Division 3. Prior to Occupancy	

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency			Status
			1. Monitoring Agency	2. Monitoring Agency	3. Monitoring Phase	
4.3 TRAFFIC/ACCESS (continued)						
4.3-3 SR-118 E/B Ramps & Topanga Canyon Boulevard – In the future, the City of Los Angeles will install an Adaptive Traffic Control System (ATCS) at this intersection. This signal system enhances an intersection's capacity by adjusting its signal timing in real time while monitoring the traffic flow from adjacent ATCS intersections. At intersections anticipated for ATCS implementation, a ten percent capacity enhancement in intersection capacity was taken. This enhancement, when installed, will fully mitigate project impacts. To assure the installation of ATCS at this location, it is recommended that the project "guarantee" the future installation of ATCS at this intersection.	Applicant (Traffic Engineer)	Building Plan Check				

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency	Status
4.3	TRAFFIC/ACCESS (continued)			1. Monitoring Agency	
4.3-4	The developer of this project should work with the developer of the adjacent property (Tentative Tract No. 53138) to complete the improvements. The project's pro rata share is 27 percent. The issuance of any building permit for the project shall be withheld until the mitigation measures are in place.	Applicant (Traffic Engineer)	Building Plan Check	1. LACDPW, Traffic & Lighting Division 2. LACDPW, Traffic & Lighting Division 3. Prior to Occupancy	
	Topanga Canyon Boulevard at Mayan Drive/Poema Place:				
	• East approach: One left-turn lane and one shared through/left-turn lane (add one left-turn lane).				
	• South approach: One left-turn lane and one exclusive right-turn lane (convert shared left-/right-turn lane to a left-turn lane and add an exclusive right-turn lane).				
	• West approach: One shared through/right-turn lane and one exclusive right-turn lane (add exclusive right-turn lane).				
	• Install traffic signals: Traffic signals at this intersection shall be interconnected with the traffic signals at the intersection of Topanga Canyon Road at SR-118 westbound ramps to the satisfaction of Caltrans and Public Works.				

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency			Status
			1.	2.	3.	
			Monitoring Agency			
			Monitoring Phase			

4.3 TRAFFIC/ACCESS (continued)

4.3-4 (continued)

Topanga Canyon Boulevard at SR-118 Westbound Ramps:

- North approach: Two through lanes and one exclusive right-turn lane (add exclusive right-turn lane).
- East approach: Two left-turn lanes and one shared through/right-turn lane (add second left-turn lane and convert shared left-turn/through/right-turn lane to shared through/right-turn lane).
- Modify traffic signals: Traffic signals at this intersection shall be interconnected with the traffic signals at the intersection of Topanga Canyon Road at Mayan Drive/Poema Place to the satisfaction of Caltrans and Public Works.
- Detailed striping plan along with signal installation/modification plans shall be prepared and submitted to Caltrans and Public Works for review and approval.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1. Monitoring Phase	2. Monitoring Phase	Status
4.4 NOISE					
4.4-1 To minimize noise impact during the construction phase of the project, the County of Los Angeles Noise Ordinance, Title 12, Section 12.08.440, states that operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between weekday hours of 7:00 P.M. and 7:00 A.M. or at any time on Sundays or holidays, such that sound from there creates a noise disturbance across a residential or commercial real property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.	Applicant	Field Verification	1. LACDHS, Environmental Health Section 2. LACDHS, Environmental Health Section 3. Prior to Occupancy		
4.4-2 Because the calculated exterior CNEL level, 75.1 dB(A), exceeds the exterior 65 CNEL standard, it is recommended that future occupants or tenants shall be informed that they will be living in a significant noise impacted development.	Applicant	Field Verification	1. LACDRP 2. LACDRP 3. Prior to Occupancy		
4.4-3 Since all the calculations for the interior noise reduction analysis were based on windows and doors being closed, all units shall comply with the ventilation requirements noted in the acoustical analysis provided by Bruce A. Davy, P.E. dated April 17, 2001. If a mechanical ventilation system is provided, the system shall provide two air exchanges per hour in all habitable areas with a minimum of 15 cubic feet per minute of outside air per occupant during occupation of the building, as stated in Section 12.03.3 of the Uniform Building Code.	Applicant	Building Plant Check Field Verification	1. LACDHS, Environmental Health Section 2. LACDHS, Environmental Health Section 3. Prior to Occupancy		
4.4-4 The project shall adhere with all measures listed in the Acoustical Analysis conducted by Bruce A. Davy and Associates, Inc., dated April 17, 2001, so that the proposed project shall meet the interior noise level of 45 dB(A) CNEL.	Applicant	Field Verification	1. LACDHS, Environmental Health Section 2. LACDHS, Environmental Health Section 3. Prior to Occupancy		

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1. Monitoring Agency	2. Monitoring Agency	Status
4.4 NOISE (continued)					
4.4-5 All second stories, including units 1-12, fronting on SR-118 shall be constructed of a solid 42" balcony face, as stated in the acoustical analysis.	Applicant	Field Verification	1. LACDPW, Building and Safety Division	2. LACDPW, Building and Safety Division	3. Prior to Occupancy
4.5 EDUCATION					
4.5-1 The project would pay developer fees to the LAUSD as required by state law to cover the incremental increase in residential space associated with the proposed project.	Applicant	Building Plan Check	1. LAUSD	2. LAUSD	3. Prior to Occupancy
4.6 LIBRARIES					
4.6-1 It is the opinion of the County Board of Supervisors and the County Public Library that payment of the library mitigation fee for residential development, as previously described, would mitigate new development impacts on the County libraries to less than significant levels. The estimated fee for the proposed project is approximately \$41,600. (\$640 / unit x 65 units = \$41,600)	Applicant	Building Plan Check	1. LA County Libraries	2. LA County Libraries	3. Prior to Occupancy

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1. Monitoring Agency	2. Monitoring Agency	3. Monitoring Phase
4.7 FIRE PROTECTION					
4.7-1 All new development (including the proposed project) that occurs in hillside area would be required to comply with all applicable County building and fire code requirements and pay the facility ordinance fees to reduce wildland fire hazards and defray the costs of expanded fire protection services. In this manner, cumulative impacts to fire service are minimized, and are not considered significant.	Applicant	Building Plan Check	1. LA County Fire Department	2. LA County Fire Department	3. Prior to Construction
4.7-2 Prospective property owners should be apprised that response times by the jurisdictional fire department are approximately 15 minutes. In the unlikely event that automatic aid agreements between the County and City of Los Angeles Fire Departments are not renewed, response time by the jurisdictional fire department are not sufficient to serve urban areas	Applicant	Field Verification	1. LA County Fire Department	2. LA County Fire Department	3. Prior to Occupancy